Brownfields Assessment Grant
Advisory Committee Meeting

COMMITTEE MEETING MINUTES

TUESDAY, 9/2/2025
11:00 AM

Committee Members in Attendance

Kersten Swinyard (Economic Development Director, Salt Lake County), Chair
David Foster (Construction Manager, NeighborWorks Salt Lake)
Emily Paskett (Sustainability Director, Salt Lake County)
Ronald Lund (Environmental Health Director, Salt Lake County)

Staff

Rachel Boyett Shaw (Economic Development Manager, Salt Lake County)
Sindy Song (Economic Development Coordinator, Salt Lake County)
Isaac Higham (Council Office Director, Salt Lake County)
Adam Miller (Deputy District Attorney, Salt Lake County)

Others in Attendance

Joe Katz (Utah Department of Environmental Quality)
Kate Gregory (EPA Project Officer)
Ben Bowers (Project Manager, Terracon Consultants)

Excused

David Brickey (City Manager, Magna City)

Kersten Swinyard opened the meeting and while waiting for a quorum, Rachel Boyett Shaw provided a staffing update, noting that Sindy Song will serve as the primary point of contact for the grant during her upcoming maternity leave until early spring.

Once a quorum was reached, Kersten called for approval of the minutes from the previous Board meeting. Emily Paskett made the motion, seconded by Ronald Lund. The motion passed. Kersten invited any community feedback or committee comments, however, none was received.

Rachel then provided an update on site assessments for five properties that were completed between the last committee meeting and this meeting: completed Phase II reports for the Schovaers Expansion and Stanbridge properties, completed Phase II and Hazardous Materials Investigation (HMI) reports for the Montrose Ave and Sugarhouse/Former DI properties, and a completed HMI report for Murray Secured Auto. Sindy then reported on four properties that are currently being assessed. The Poplar Grove property has a completed Phase II report and HMI report and has a Analysis of Brownfield Cleanup Alternatives (ABCA) currently in process. The

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Phase II report recommended targeted soil excavation and groundwater treatment, additional soil-gas sampling, and vapor-intrusion mitigation or strategic building design into future redevelopment plans. Kersten added context that Poplar Grove has been a major scale project under the current grant. The CDCU 1084 West 1700 South Property received a clean Phase I report except for a potential fuel oil tank. The EPA has authorized using assessment grant funds for further investigation and potential tank removal if a tank is found. Rachel clarified that if a tank is confirmed, additional costs would fall under a Phase II budget request, and staff will return to the Committee as needed. For the SLC Rio Grande property, the Phase I report recommended further investigation due to historically operating industrial facilities surrounding the site. Staff and Terracon are working to develop a scope of work for the EPA to use to initiate the State Historic Preservation Offices (SHPO) process as the site is in a historical warehouse district. Once the process is initiated, the SHPO team has 30 days to respond. This process can happen at the same time as the Sampling and Analysis Plan (SAP), however, no sampling can take place until we receive permission from SHPO and the EPA. The Phase II budget will be brought to the Board once the SAP is complete and costs are known. A Phase I report was completed for the SLC Crossroads Thrift Store property which recommended a Phase II Assessment due to its history as a dry cleaner between 1951-1965. Lastly, Sindy noted CDCU made a request for the Assessment grant to fund a SAP and HMI report for the CDCU Emeril Apartments property which received a budget request later in the meeting.

Next, Rachel provided a budget update. Salt Lake County met the 70% spend-down threshold by 9/30 and is therefore eligible to apply for the next grant cycle. The grant has approximately $208,000 in remaining funds. Staff will continue accepting new properties that meet scoring and community-need criteria but will monitor the budget closely to remain within grant limits.

Following the updates, Kersten called for votes on three budget requests. The first vote asked for additional SAP funds in the amount of $4,750 for the CDCU 1084 W 1700 S property. A motion was made by Emily and seconded by David Foster, and the motion carried. The second vote asked for SAP funds in the amount of $6,500 for the SLC CRA Crossroad Thrift Store property. Ronald motioned to approve, Emily seconded, and the motion carried. The last vote was for SAP funds in the amount of $6,500 for the CDCU Emeral Apartments property. David motioned to approve, Kersten seconded, and the motion carried.

Rachel then provided an overview of the upcoming EPA grant cycle. She explained that the Notice of Funding Opportunity for the 2026 EPA Assessment Grant Application Cycle was delayed due to the Federal Shutdown, but it was released late last month, and the County is working to create a successful application. The deadline for the grant application is January 28, 2026.

Kersten invited any additional properties from committee members and attendees; however, none were received. The next Committee meeting is scheduled for January 6, 2026, or as needed. The meeting was then adjourned.

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